

# HARDING

COMMERCE CENTER

**B** BRENNAN  
INVESTMENT GROUP

**CBRE**



BUILDING 2

BUILDING 1

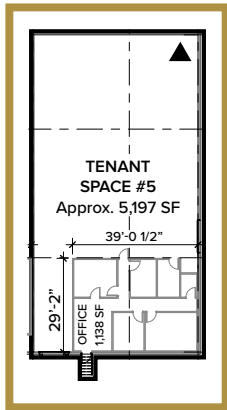
**BNA** Nashville  
International  
Airport

**AVAILABLE FOR LEASE**  
Two Building Industrial Park  
Near Nashville Airport

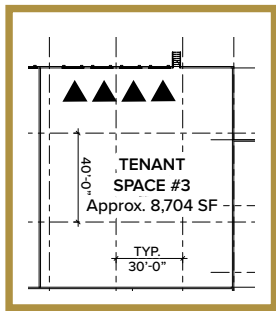
**NASHVILLE, TN**

# SITE PLAN

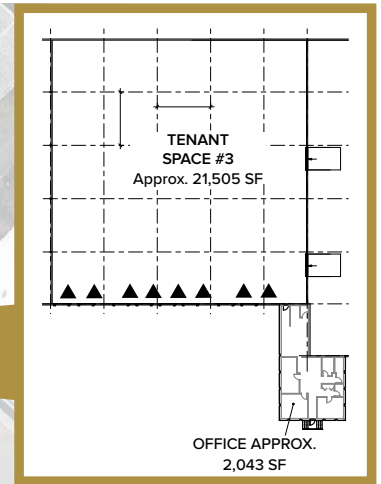
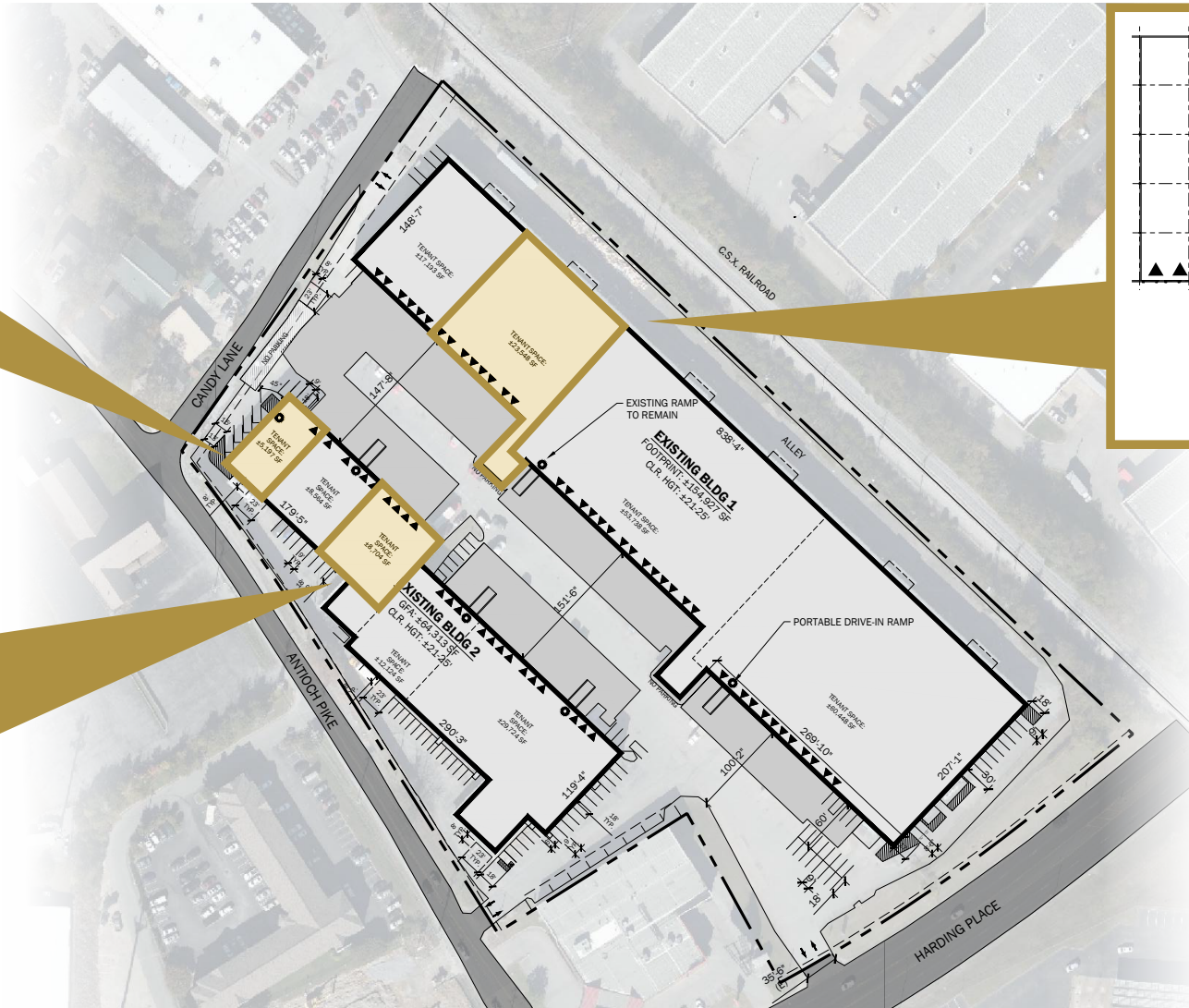
## PARK AVAILABILITIES



AVAILABLE SUITE 5026



AVAILABLE SUITE 5016



AVAILABLE SUITE 5030



- ▼ Dock Position
- Drive-in Door

# BUILDING SPECIFICATIONS

<b>Address:</b>	5006 Harding Place, Nashville, TN 37211
<b>Acres:</b>	9.11
<b>Zoning:</b>	IWD - Industrial/Warehousing/Distribution
<b>Year Built/Renovations:</b>	1974/2024
<b>Wall Construction:</b>	CMU & Metal
<b>Loading Type:</b>	Front-Load
<b>Sprinkler</b>	Wet Sprinkler System
<b>Roof Type:</b>	60 Mil TPO with 20-Year Warranty (Installed 2024)



## AVAILABLE SUITES

Building:	Building One	Building Two	
<b>Suite Number:</b>	5030	5016	5026
<b>Total Square Feet</b>	23,548 SF	8,704 SF	5,197 SF
<b>Office Square Feet:</b>	2,043 SF	N/A	1,138 SF
<b>Clear Heights:</b>	22'-23'	22'-23'	22'-23'
<b>Loading:</b>	8 Dock-High Door	4 Dock-High Door	1 Dock-High Door, 1 Ramped Drive-In Door
<b>Warehouse Lighting:</b>	Fluorescent	Fluorescent	Fluorescent
<b>Warehouse Cooling:</b>	None	None	None
<b>Warehouse Heating:</b>	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters
<b>Warehouse Power:</b>	225 Amps	225 Amps	225 Amps

# AERIAL

## PARK UPGRADES



**NEW CONCRETE  
TRUCK COURT PADS  
(COMPLETE)**

**NEW ASPHALT IN  
ALL DRIVE AREAS  
(COMPLETE)**

**NEW UPGRADED  
ELECTRICAL PANELS  
(COMPLETE)**

**NEW 60 MIL TPO ROOF  
WITH 20-YEAR WARRANTY  
(COMPLETE)**

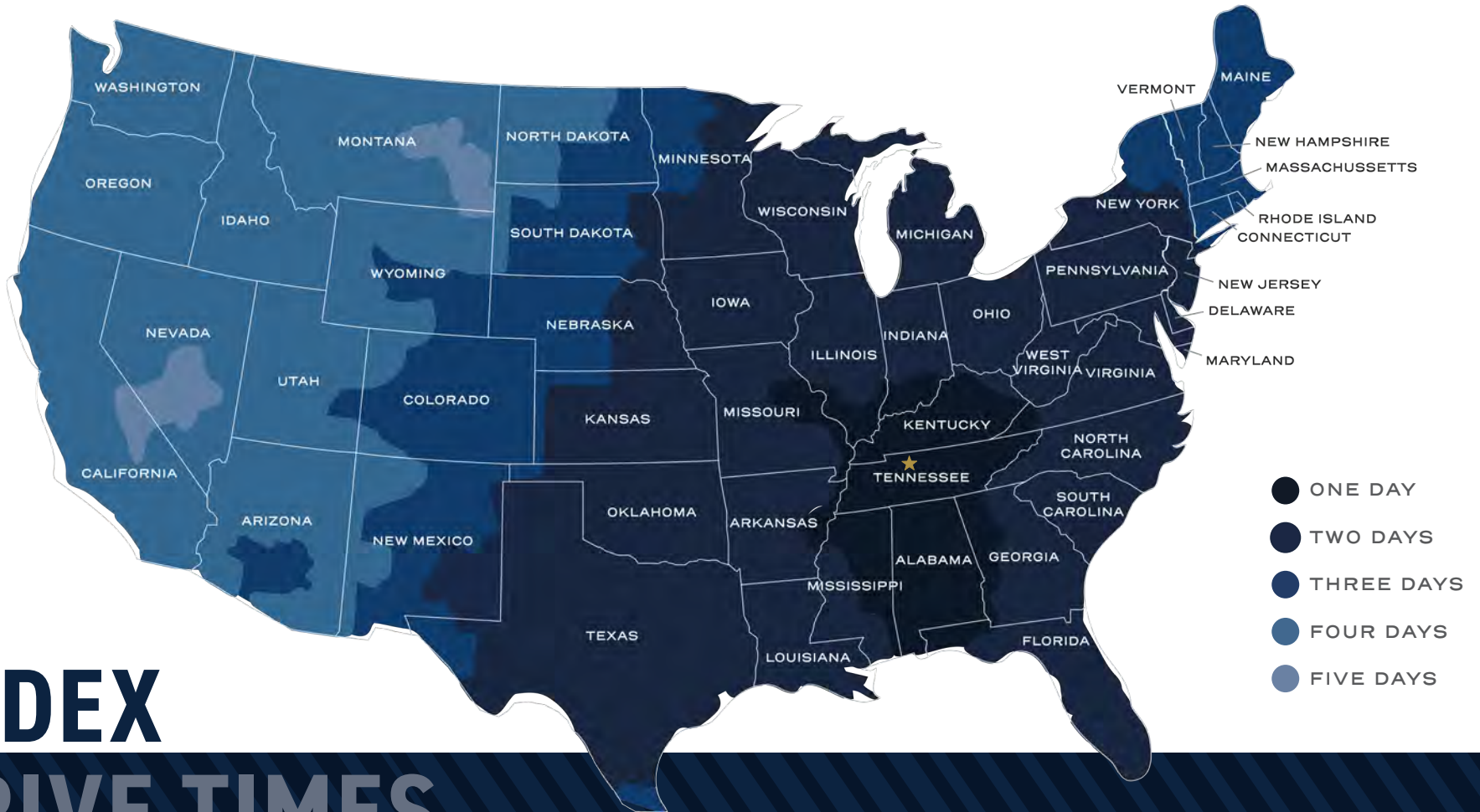
**NEW CURBS  
& BOLLARDS  
(COMPLETE)**

**NEW EXTERIOR  
LED LIGHTING  
(COMPLETE)**

**NEW EXTERIOR PAINT  
(COMPLETE)**

# NEARBY AMENITIES





# FEDEX DRIVE TIMES



Davidson County is located within **650 miles** of **50%** of the US population



**41M People** within a **300-mile** radius



**75%** of the US market is within a **2-hour flight**



**12 million people** live within a **2.5 hour drive**



From Nashville, **72%** of the US population is reached with **Two-Day Ground Delivery**



**Three major interstates** converge in Nashville

# DEMOGRAPHICS

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010.

Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for over the previous 10 years. The region experiences low unemployment, consistent in-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

## 2023 NASHVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

**37**

MEDIAN AGE

**+126k**

2028 PROJECT HOUSEHOLDS

**6.6%**

POP. GROWTH OVER NEXT 5 YEARS

**+2.1M**

TOTAL POP.

**+\$110k**

2024 AVERAGE HOUSEHOLD INCOME

**6.4%**

POP. GROWTH OVER LAST 4 YEARS



**HARDING**  
COMMERCE CENTER

15 MILES



# CONTACT US:

## **JACK ARMSTRONG**

Senior Vice President  
(O) +1 615 493 9257  
(C) +1 561 339 9071  
jack.armstrong@cbre.com

## **DAVIS GOODMAN**

Associate  
(O) +1 615 493 9255  
(C) +1 407 361 7474  
davis.goodman@cbre.com

## **WILL GOODMAN**

First Vice President  
(O) +1 615 493 9256  
(C) +1 321 230 1522  
will.goodman@cbre.com

## **JOHN PRESTON**

Associate  
(O) +1 615 248 1147  
(C) +1 615 585 0082  
john.preston@cbre.com

## **STEVE PRESTON**

Executive Vice President  
(O) +1 615 248 1114  
(C) +1 615 418 9470  
steve.preston@cbre.com



**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.